



To Council - May 25, 2004  
To Planning - May 18, 2004  
Date: May 4, 2004  
RZ 04-269065  
File: 12-8060-20-7729

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Re:** **Application by Max World Enterprises Ltd. for Rezoning at 5220 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

**Staff Recommendation**

That Bylaw No. 7729, for the rezoning of 5220 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Raul Allueva  
Director of Development

KE:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

The applicant has agreed to complete the following requirements prior to final adoption:

- 6 m dedication along the entire south property line for the future lane.
- Payment of \$18,503.04 in Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- Registration of two (2) Restrictive Covenants ensuring the following:
  - Garages are located at the rear of the property and that vehicle access is available to them once the lane becomes operational; and
  - One (1) shared temporary vehicle access to Blundell Road, which will be removed when the lane becomes operational.

Agreement by Applicant  
Max World Enterprises Ltd. (Belinda Wu)

Item	Details
Application	RZ 04-269065
Location	5220 Blundell Road
Owner	Max World Enterprises Ltd.
Applicant	Max World Enterprises Ltd (Belinda Wu)

Date Received	April 14, 2004
Acknowledgement Letter	April 20, 2004
Fast Track Compliance	April 29, 2004
Staff Report	May 03, 2004
Planning Committee	May 18, 2004

Site Size	1,129 m <sup>2</sup> (12,152 ft <sup>2</sup> )
Land Uses	Existing – A single-family dwelling. Proposed – Two lots each with one principal dwelling and one coach house permitted above a garage (each lot approximately 498 m <sup>2</sup> or 5,360 ft <sup>2</sup> )* *Excludes 6 m lane dedication
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) Proposed – Coach House District (R9)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	Single-family dwellings to the west along Blundell Road and to the south along Chetwynd Avenue are older in character. There is a new single-family dwelling on the property to the east. Residential development to the north across Blundell Road consists primarily of older character houses with a few new single-family dwellings.

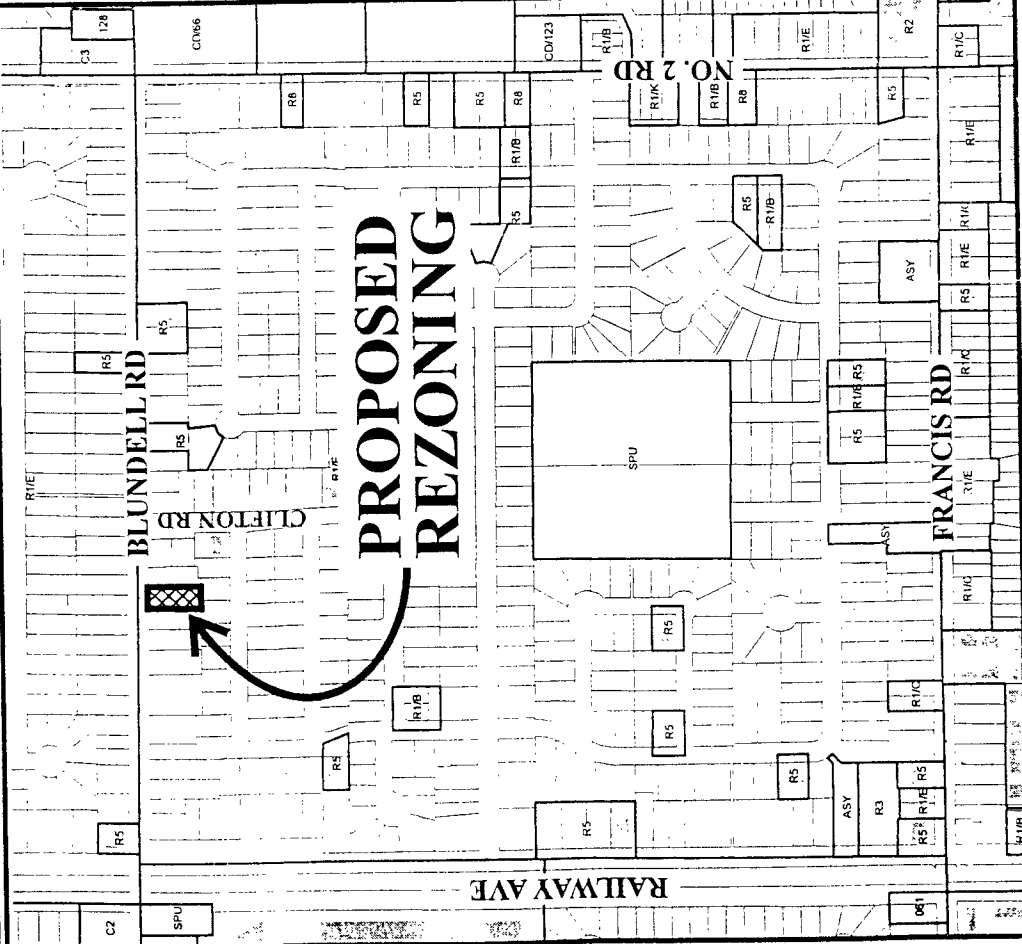
Staff Comments	The rezoning application to Coach House District (R9) is consistent with the Arterial Road Redevelopment Policy, which permits various forms of low-density residential development, so long as provisions for the establishment of a rear lane has been made. Attachment 2 outlines rezoning requirements and related conditions of subdivision. The rezoning requirements are to ensure the 6 m lane dedication and payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction costs. Restrictive Covenants will be registered to ensure that one temporary shared driveway is provided, which accesses garages that are located at the rear of the lot.
Analysis	As there is a new single-family dwelling on the neighbouring lot to the east, it is not likely that a permanent lane access will be established to Clifton Road in the near future. However, there are numerous, older character dwellings along this block on large existing lots that have redevelopment potential, so establishment of a lane will likely occur. The proposal for two new single-family lots with a 6 m lane dedication and one temporary shared driveway accessing garages located at the rear of the lot is consistent with development currently being undertaken along Richmond's arterial roads.
Attachments	Attachment 1 – Location Map; Attachment 2 – Engineering Requirements; Attachment 3 – Preliminary Site Plan
Recommendation	Approval

Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)



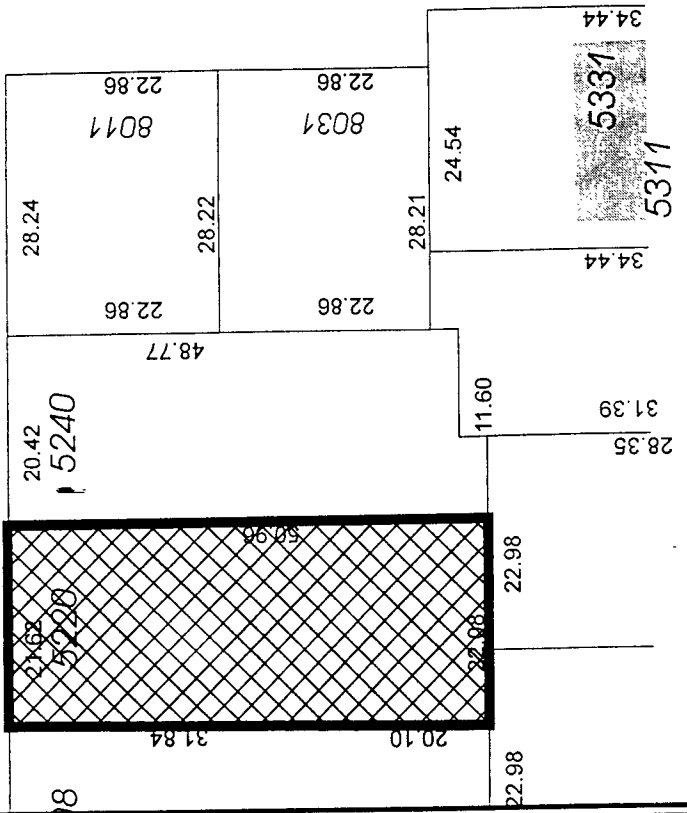


# City of Richmond



49.38	5231	5251	5271	5291	5311	49.40
20.30	20.30	20.30	19.51	19.51	19.51	

## BLUNDELL RD



## CLIFTON RD

**ATTACHMENT 1**

RZ 04-269065

Original Date: 04/19/04  
Revision Date:  
Note: Dimensions are in METRES

Engineering Requirements for 5220 Blundell Road

Prior to final adoption of the Rezoning, the following must be complete:

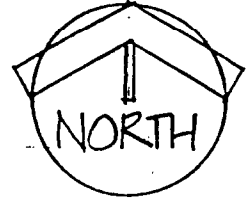
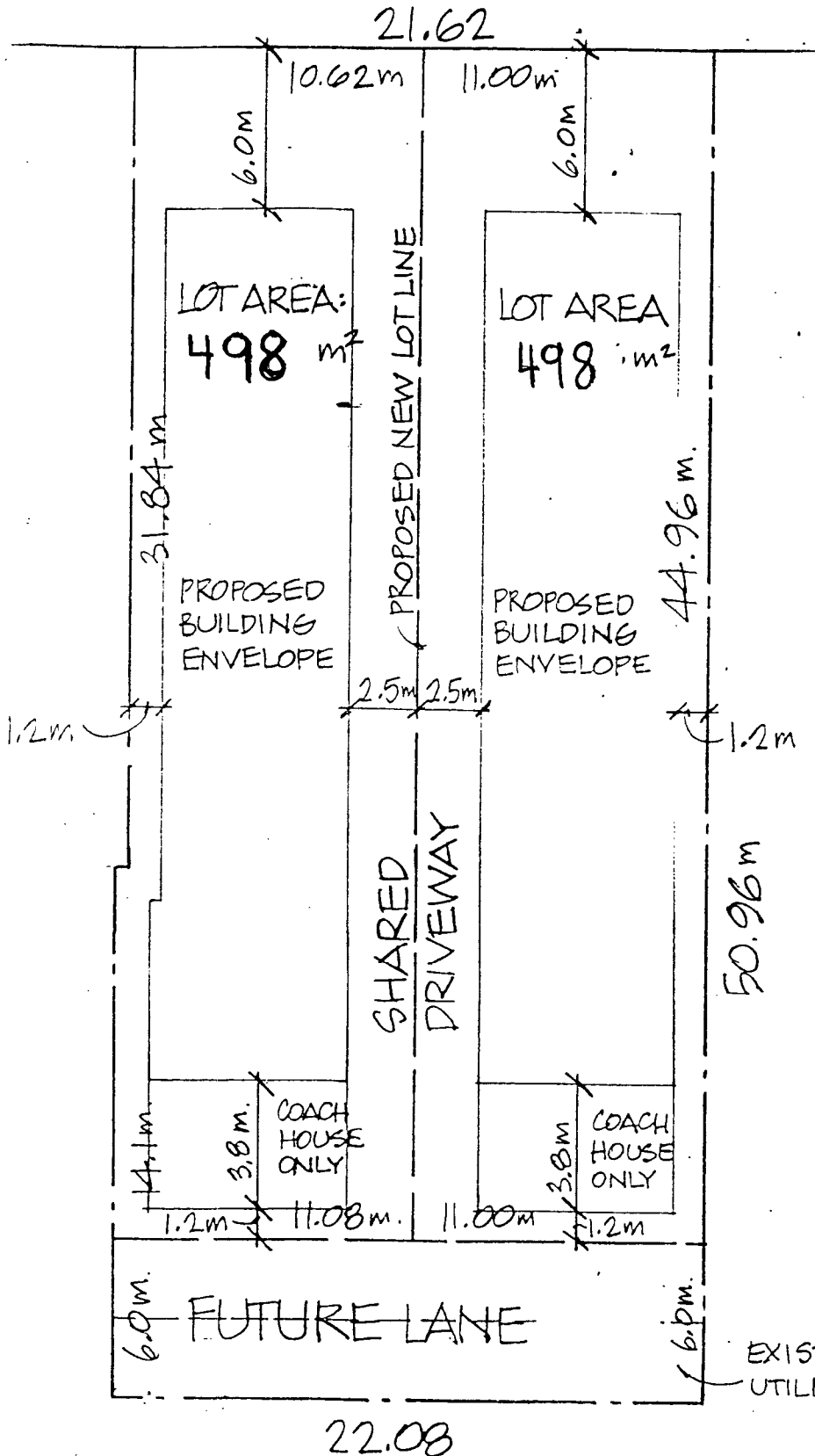
- 6 m dedication along the entire south property line.
- Payment of \$18,503.04 in Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- Registration of two Restrictive Covenants ensuring the following:
  1. Garages are located at the rear of the property and that vehicle access is available to them once the lane becomes operational.
  2. One shared temporary vehicle access to No. 4 Road, which will be removed when the lane becomes operational.

At the future subdivision stage, the following will be required along with standard Development Cost Charges and servicing costs:

- Register a 4 m cross access agreement (2 m on each side of the new property line) from Blundell Road to the new lane.
- Pay a deposit for the future reinstatement of the driveway crossing when the lane becomes operational.

# 5220  
BLUNDELL ROAD

ATTACHMENT 3



SITE PLAN  
SCALE 1:250 m.

PLAN SHOWING  
PROPOSED R9  
SUBDIVISION OF  
LOT 226  
SEC. 24-4-7  
PLAN 54588

DRAWN: APRIL 12, 2004  
BY: LYNDE DESIGNS LTD.  
PHONE: 604 275 8085



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7729 (RZ 04-269065)  
5220 BLUNDELL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSE DISTRICT (R9)**.

P.I.D. 003-671-801

Lot 226 Section 24 Block 4 North Range 7 West New Westminster District Plan 54588

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7729”**.

FIRST READING

MAY 25 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <b>HB</b>
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK